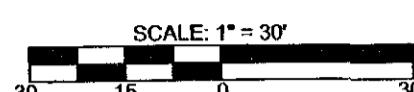
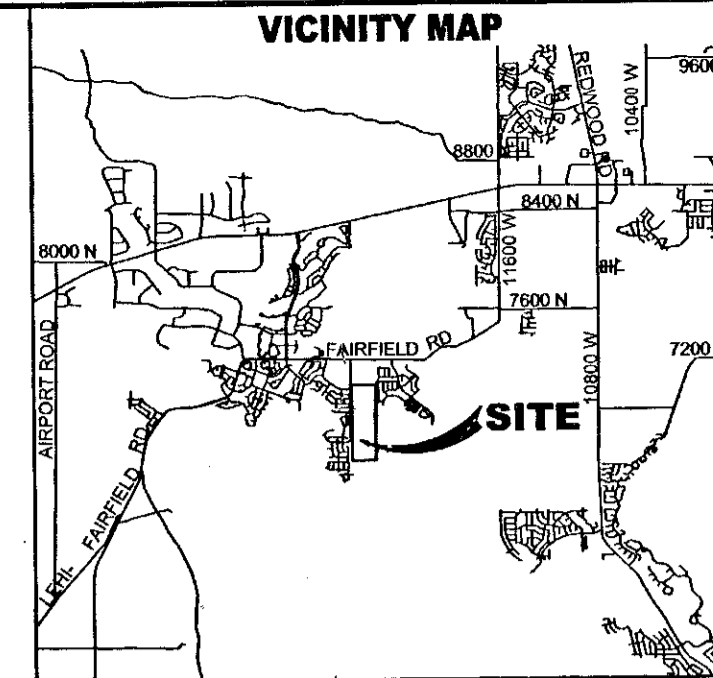
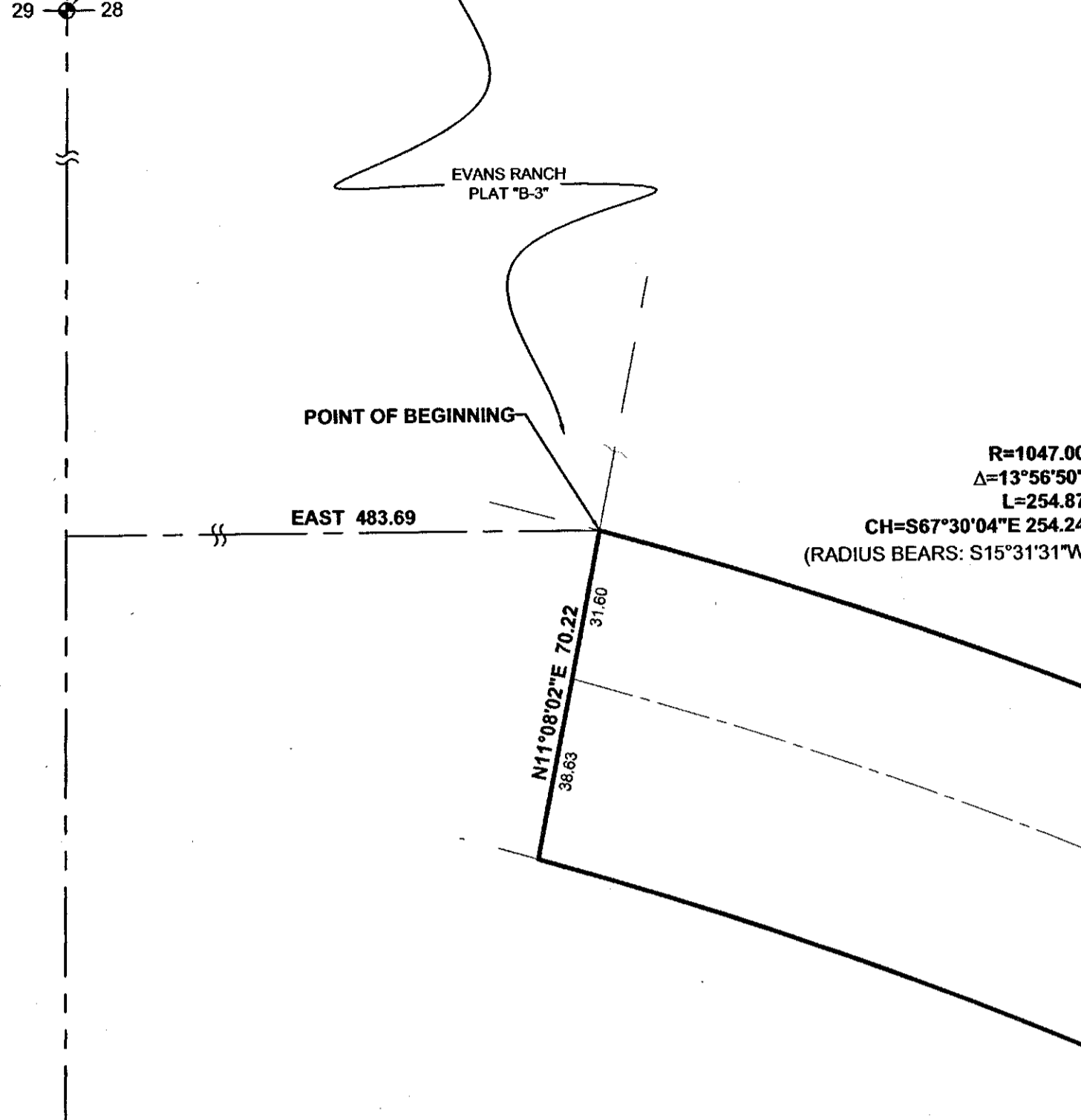


EVANS RANCH

PLAT "R-3"

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, T5S, R1W SLB&M

WEST 1/4 CORNER
SECTION 28,
T5S, R1W, SLB&M
(1959 UTAH COUNTY MONUMENT)



NOTES:
 1. TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET.
 2. STREET LIGHT
 3. FIRE HYDRANT

TABULATIONS

ZONE: R, SFD/SFA
 TOTAL AREA: 0.78 ACRES

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	1015.50	16°43'25"	296.41	N65°58'35"W 296.38
C2	1015.50	2°03'47"	36.57	N56°34'59"W 36.56
C3	851.60	8°21'52"	124.32	S59°44'01"E 124.21
C4	851.60	7°41'30"	114.32	S59°23'50"E 114.24
C5	1015.50	18°47'12"	332.97	N64°56'42"W 331.48
C6	490.00	7°41'00"	65.71	S18°16'20"W 65.66
C7	851.60	0°40'22"	10.00	S63°34'46"E 10.00

SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501182 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT LOCATED N0°37'03"E ALONG THE SECTION LINE 1060.28 FEET EAST 483.69 FEET FROM THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE ARC OF A 1047.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 254.87 FEET (RADIUS BEARS: S15°31'31"W) THROUGH A CENTRAL ANGLE OF 13°56'50" (CHORD: S67°30'04"E 254.24 FEET); THENCE ALONG THE ARC OF A 463.50 FOOT RADIUS THROUGH A CENTRAL ANGLE OF 104°16'13" (CHORD: N67°20'14"E 23.88 FEET); THENCE ALONG THE ARC OF A 663.50 FOOT RADIUS CURVE TO THE LEFT 6.23 FEET THROUGH A CENTRAL ANGLE OF 0°46'11" (CHORD: N14°49'02"E 6.23 FEET); THENCE S15°35'59"E 53.00 FEET; THENCE ALONG THE ARC OF A 516.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 30.84 FEET (RADIUS BEARS: N75°34'15"W) THROUGH A CENTRAL ANGLE OF 3°25'17" (CHORD: S16°08'23"W 30.84 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 19.30 FEET THROUGH A CENTRAL ANGLE OF 73°44'11" (CHORD: S19°01'03"E 18.00 FEET); THENCE ALONG THE ARC OF A 1647.00 FOOT RADIUS CURVE TO THE RIGHT 6.11 FEET THROUGH A CENTRAL ANGLE OF 0°20'04" (CHORD: S55°43'07"E 6.11 FEET); THENCE ALONG THE ARC OF A 820.10 FOOT RADIUS CURVE TO THE LEFT 119.72 FEET THROUGH A CENTRAL ANGLE OF 8°21'52" (CHORD: S59°44'01"E 119.62 FEET); THENCE S26°05'03"W 31.50 FEET; THENCE S26°45'23"W 52.61 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 22.87 FEET (RADIUS BEARS: N63°14'38"W) THROUGH A CENTRAL ANGLE OF 87°22'19" (CHORD: N16°55'47"W 20.72 FEET); THENCE ALONG THE ARC OF A 890.10 FEET RADIUS CURVE TO THE RIGHT 78.65 FEET THROUGH A CENTRAL ANGLE OF 5°03'51" (CHORD: N58°05'01"W 78.65 FEET); THENCE ALONG THE ARC OF A 977.00 FOOT RADIUS CURVE TO THE LEFT 317.30 FEET THROUGH A CENTRAL ANGLE OF 18°36'29" (CHORD: N64°51'20"W 315.91 FEET); THENCE N11°08'02"E 70.22 FEET TO THE POINT OF BEGINNING.

CONTAINS: 40.79 ACRES

DATE: December 13, 2016
 SURVEYOR: *Chad A. Poulsen*
 (See Seal Below)

OWNERS DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9a-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

OWNER(S): Evans Ranch, LLC
By: Dai Mangyas, LLC
By: Nathan Ship
 (See Seal Below)

ALPINE SCHOOL DISTRICT
Robert Smith
Assistant Superintendent/Assistant
Administrator
 (See Seal Below)

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH S.S.
 COUNTY OF UTAH
 ON THIS 13 DAY OF December A.D. 2016, PERSONALLY APPEARED BEFORE ME, Nathan Ship, THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT SHE IS THE Manager of the Manager OF Evans Ranch, LLC, LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

Mindy Danesi
 NOTARY PUBLIC FULL NAME: Mindy Danesi
 COMMISSION NUMBER: 1491423
 MY COMMISSION EXPIRES: 11-19-2020
 A NOTARY PUBLIC COMMISSIONED IN UTAH

ACKNOWLEDGEMENT

STATE OF UTAH S.S.
 COUNTY OF UTAH
 ON THIS 13 DAY OF December A.D. 2016, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGED TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

Mindy Danesi
 NOTARY PUBLIC FULL NAME: Mindy Danesi
 COMMISSION NUMBER: 1491423
 MY COMMISSION EXPIRES: 11-19-2020
 A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 13 DAY OF December A.D. 2016.

APPROVED BY MAYOR: *Robert Smith*
 APPROVED BY CITY ATTORNEY: *Mindy Danesi*
 APPROVED: *Christina J. Trusty* (See Seal Below)
 ATTEST: *Chad A. Poulsen* (See Seal Below)
 CLERK-RECORDER

15337

QUESTAR APPROVAL

QUESTAR APPROVES THE PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT OF WAY DEPARTMENT AT 1-800-368-8632.

APPROVED THIS 13 DAY OF December, 2016
 QUESTAR GAS COMPANY
 BY: *Christina J. Trusty*
 TITLE: *Public Connections*

ROCKY MOUNTAIN POWER APPROVAL

1. PURSUANT TO UTAH CODE ANN § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
 2. PURSUANT TO UTAH CODE ANN § 17-27a-ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENT AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENT, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

- (1) A RECORDED EASEMENT OR RIGHT-OF-WAY
- (2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- (3) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
- (4) ANY OTHER PROVISION OF LAW

John Stynes 12-13-16
 ROCKY MOUNTAIN POWER DATE

DIRECT COMMUNICATIONS APPROVAL

DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIES THAT IT WILL PROVIDE TELECOMMUNICATIONS SERVICES TO THIS SUBDIVISION UTILIZING THE TRENCHES PROVIDED BY THE DEVELOPER AS PER THE DIRECT COMMUNICATIONS CEDAR VALLEY P.S.C. UTAH NO. 17861F.

Christina J. Trusty 12/13/2016
 DIRECT COMMUNICATIONS DATE

EVANS RANCH

ROAD DEDICATION

EAGLE MOUNTAIN UTAH COUNTY, UTAH

SCALE: 1" = 30'

SURVEYOR'S SEAL: *Chad A. Poulsen*
 NOTARY SEAL: *Mindy Danesi*
 CITY-COUNTY ENGINEER SEAL: *Christina J. Trusty*
 COUNTY RECORDER SEAL: *Christina J. Trusty*
 CORPORATE SEAL: *Evans Ranch, LLC*

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